Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 1/61 CATHERINE AVENUE CHELSEA VIC 3196 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $495,000 | & | $530,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $719,500 | Property type | Unit | Suburb | Chelsea |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

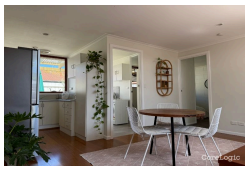
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3/39 SHERWOOD AVENUE CHELSEA VIC 3196 | $550,000 | 05-Feb-25 |
| 5/18 ARGYLE AVENUE CHELSEA VIC 3196 | $530,000 | 10-May-25 |
| 3/26 GLENOLA ROAD CHELSEA VIC 3196 | $525,000 | 05-May-25 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 June 2025

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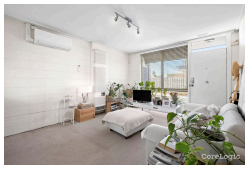


**3/39 SHERWOOD AVENUE CHELSEA VIC 3196**

2 1 1

Sold Price **$550,000** Sold Date **05-Feb-25**

Distance **0.12km**



**5/18 ARGYLE AVENUE CHELSEA VIC 3196**

2 1 2

Sold Price **$530,000** Sold Date **10-May-25**

Distance **0.53km**



**3/26 GLENOLA ROAD CHELSEA VIC 3196**

2 1 1

Sold Price RS **$525,000** Sold Date **05-May-25**

Distance **0.57km**

**RS** = Recent sale **UN** = Undisclosed Sale

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